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**City of Riders**

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## *Planning Commission Minutes*

The City of Sturgis Planning Commission held a regular meeting on Tuesday, November 4, 2014 at 5:30 p.m. at City Hall, 1040 2<sup>nd</sup> Street, Sturgis SD.

**Members present:** Arvid Meland, John Gerberding, Kyle Treloar, San Monahan, Suzanne Olson, Tammy Bohn.

Also present:

Jason Anderson (P&Z Council Liaison)  
Shanon Vasknetz (Applicant Representative for item 2)  
Rod Bradley/PSI Family LLP (Applicant)  
Mike Bachand

Meeting was called to order at 5:37pm.  
Minutes of October 7, 2014 were approved.

**Agenda Items** (subject to changes announced at meeting time)

**1. Variance – Applicant(s):** PSI Family LLP – 3636 Whitewood Service Road  
This location is within the 3-mile platting jurisdiction of the City and improvements would be required.

The applicant gave a summary of his request to re-plat his property. Upon re-platting, the City would require all driving and parking areas to be hard surfaced. The applicant feels this type of improvement would not be cost effective at this location.

The Commission members discussed the hard surface requirement outside City limits. Discussion also included the option of not doing a re-plat so the hard surface requirement would not be an issue. 1<sup>st</sup> by Gerberding, 2<sup>nd</sup> by Treloar to approve the request for variance. Vote: 3 in favor, 3 not in favor (Monahan/Olson/Bohn voting No, Meland/Gerberding/Treloar voting Yes). The request will go before City Council for Public Hearing on November 17, 2014 with no recommendation.

**2. Re-Plat:** PSI Family LLP – 3636 Whitewood Service Road

The applicant is requesting a re-plat of property described as Lot 1 of Lot B of Thiede Subdivision and Lot C of the South ½ Northwest ¼ Section 6 Township 5 North, Range 5 East. This property is outside Sturgis City limits and is within Area A of the 3-Mile Platting

Jurisdiction of the City. This re-plat would reallocate the lots to allow for Lot C Revised to contain commercial storage units only and Lot 1 Revised to contain a house and shop building. This plat would also create a separate Well Lot. **This re-plat will be contingent upon Council approving a variance for the hard surface requirement.**

Discussion and vote. 1<sup>st</sup> by Gerberding, 2<sup>nd</sup> by Treloar in favor of approving the re-plat. All members voting Yes to approve.

### **3. Re-Plat:** City of Sturgis – Dickson Drive and Junction Avenue

**Description:** The City has requested a re-plat of this parcel to split Lot PE2 into two lots. Lot PE2A would contain .607 acres and Lot PE2B would consist of 1.589 acres. The City will retain Lot PE2A as the recycling collection site. PE2B would be used for economic development purposes.

Discussion and vote. 1<sup>st</sup> by Olson and 2<sup>nd</sup> by Meland in favor to approve the re-plat. All members voting yes to approve.

### **4. Re-Plat:** City of Sturgis – Pine View Drive - Well Lot

**Description:** The City has requested a re-plat of this parcel to identify a City owned Well Lot. The well lot will now be identified as Lot 1A of the NE ¼ Section 21 Formerly Lot 1 Revised and Dedicated Public R.O.W. of the NE ¼ of Section 21, Located in the NE ¼ NE ¼ of Section 21, T5N, R5E, BHM, City of Sturgis.

Discussion and vote. 1<sup>st</sup> by Gerberding and 2<sup>nd</sup> by Meland in favor to approve the re-plat. All members voting yes to approve with Treloar abstaining.

**5. Continue with discussions related to Title 18:** Planning & Zoning ordinance section related to Conditional Use on Review/In Home Business for property located within the residential and non-commercial zones. No Action Required.

Commission discussed ordinance materials from Box Elder, Spearfish, Brookings and Rapid City. An additional meeting will be scheduled to discuss this matter in detail. Other stakeholders (SEDC and Chamber) will be contacted to get their input as we move forward on this section of the ordinance.

No other items were brought before the Planning & Zoning Commission by the public. The meeting adjourned at 6:30pm.

*Minutes are considered 'not yet approved' until formal approval is granted by the Planning Commission.*